

Cummins Highway & Regis Road RFP

Pre-Applicant Conference | April 1, 2024



MEETING AGENDA

- INTRODUCTION
- SITE SUMMARY & EXISTING CONDITIONS
- HISTORICAL CONTEXT & COMMUNITY PROCESS
- CUMMINS HIGHWAY & REGIS ROAD RFP OVERVIEW
 - PLAN: MATTAPAN
 - COMMUNITY ENGAGEMENT
 - DEVELOPMENT GUIDELINES & OBJECTIVES
- MOH LAND DISPOSITION PROCESS | HOW INCOME RESTRICTED HOUSING IS BUILT IN THE CITY OF BOSTON
- MOH SUBMISSION REQUIREMENTS
- NEXT STEPS

INTRODUCTIONS

SITE SUMMARY

Number of Parcels: 2

Total Square Footage: 16,616

Zoning: 2F-6000

Council District: 5

Councilor: Pepen

Neighborhood: Mattapan



EXISTING CONDITIONS



View from Regis Road



View from Cummins Highway

EXISTING CONDITIONS



Aerial View of Cummings Hwy/Regis Road

HISTORICAL CONTEXT & COMMUNITY PROCESS

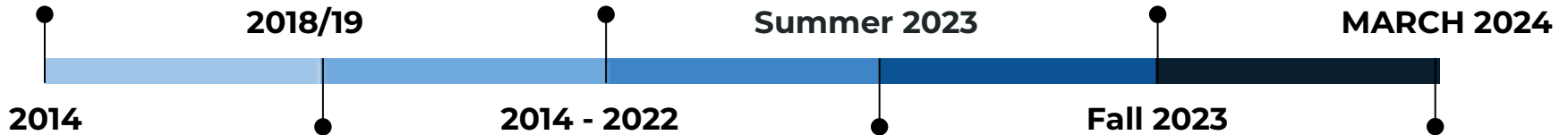
Original Community Process and Request for Proposals

Set Aside Cummins Hwy & Regis Rd parcels for the Boys and Girls Club of Greater Boston to build a separate facility for pre teens Mixed Use Sports facility

Development, Construction, and Occupation of Cote Village

Continued Community Process

Meet with the Community to talk about the proposed Request for Proposal (RFP) language for the Development and Use Guidelines for the site.



Decision to End Development of Pre Teen Center

Based on changing leadership and shifting objectives the Boys and Girls Club of Greater Boston decide to not move forward with the development

New Community Process

Establish objectives for development to be included in a new RFP for Cummins Hwy & Regis Rd. site.

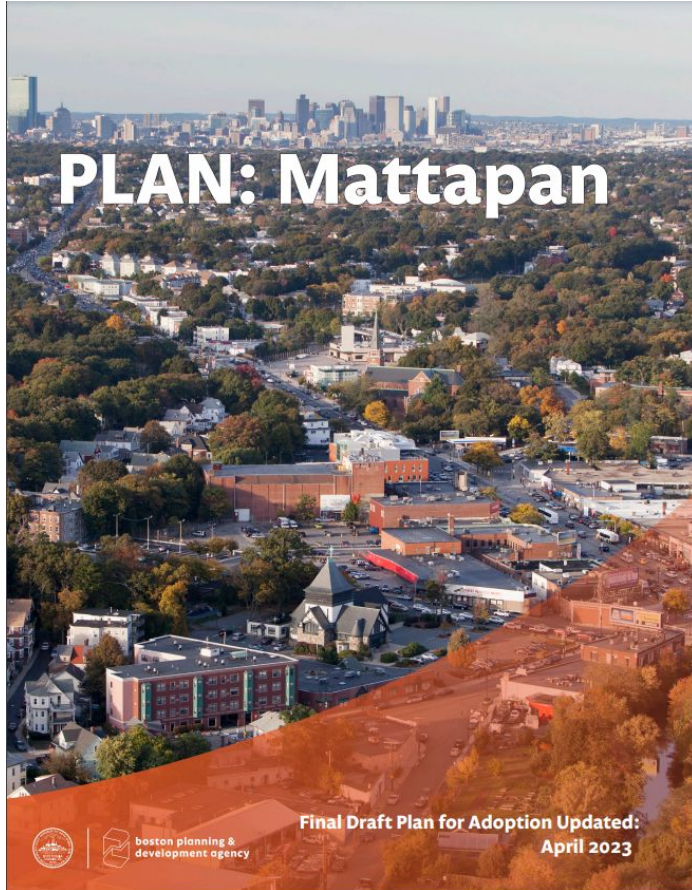
June 15th Community Meeting and Two Week Comment Period on Development of site

Release of RFP

RFP released on March 4, 2024 and due back on May 20, 2024 by 4 PM.



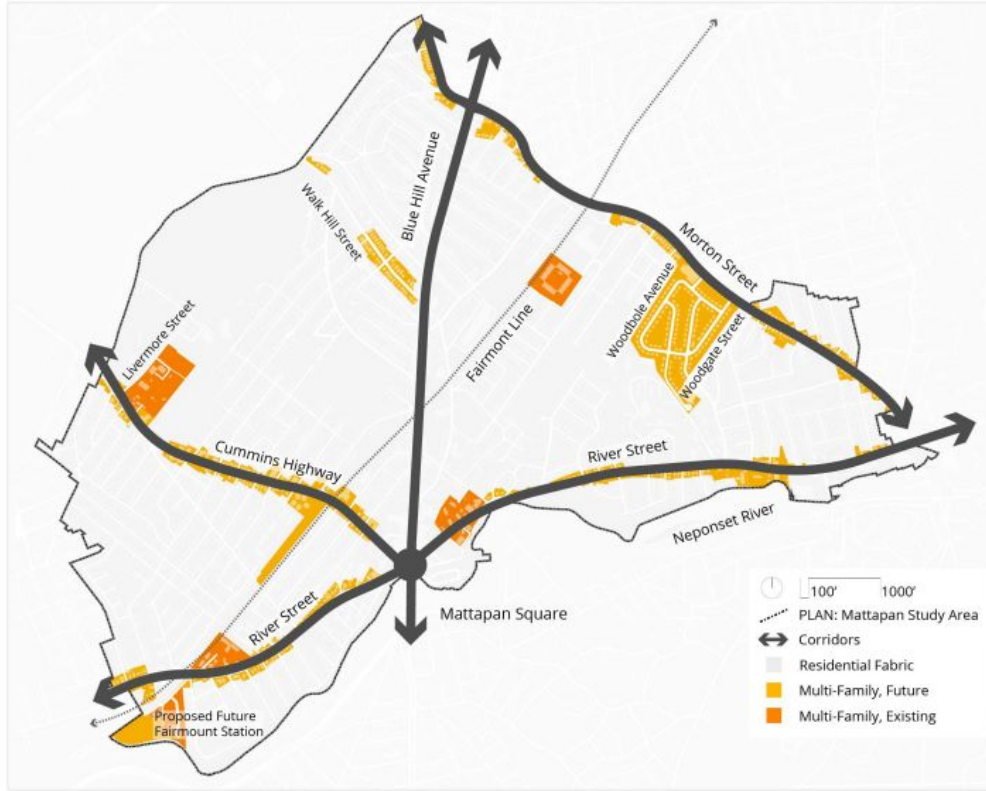
CUMMINS HIGHWAY & REGIS ROAD RFP OVERVIEW



“...main streets that people take to travel into, out of, and around neighborhoods”

PLAN: Mattapan, Page 40

PLAN: MATTAPAN cont.



Multi-Family Residential zoning, which already exists in Mattapan, should be expanded along Mattapan's corridors, particularly along River and Morton Streets and Cummins Highway.

PLAN: Mattapan, Page 55

Equity & Environmental Justice

Housing

Mobility

Jobs & Businesses

People & Places

PLAN: Mattapan, Page 40

PLAN: MATTAPAN cont.

HOUSING

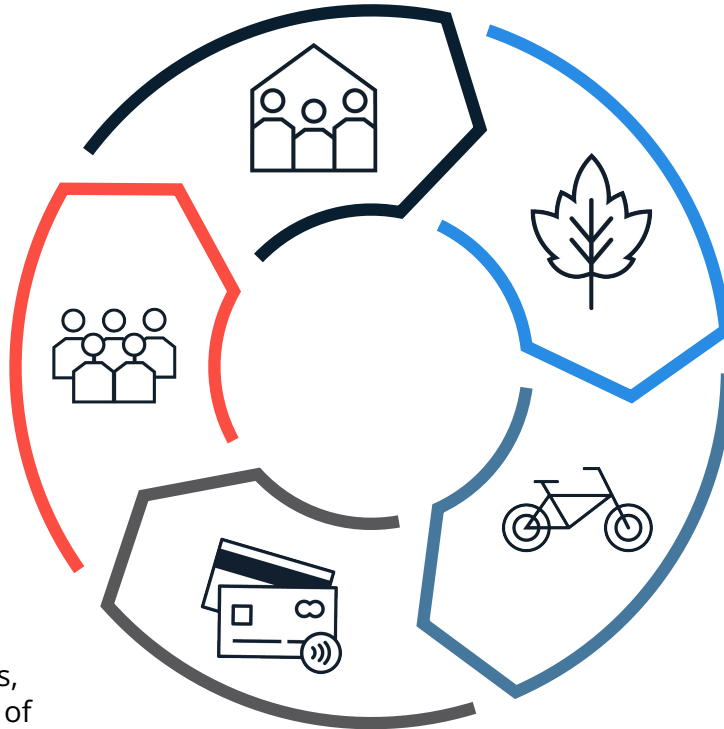
Site large residential projects along corridors. Pair increased height/density with benefits like affordability, improved public realm, and ground floor amenities.

PEOPLE & PLACES

Build moments of connection along corridors with more pop-up events, markets, and festivals, as well as permanent space for arts and cultural uses.

JOBS & BUSINESSES

Foster new retail along corridors, particularly on the ground floor of new residential development. Connect businesses with City programs that support their success.



EQUITY & ENVIRONMENTAL JUSTICE

Strengthen public health and combat heat by increasing urban canopy and other green infrastructure, plus encouraging climate-friendly forms of mobility

MOBILITY

Eliminate physical barriers, separate buses from traffic, and reduce the number of transfers to make walking, biking, and transit convenient choices.

COMMUNITY ENGAGEMENT

WHAT WE HEARD FROM THE COMMUNITY



MIXED USE

- Rental or Affordable Homeownership - condo, open space, rooftop deck, and parking desired.
- Target Moderate Income Levels

RESIDENTIAL

- Small Business Support
- Introduce Businesses that do not exist in the Mattapan Community at present
- Office/Coworking Space
- Microbusinesses

COMMERCIAL

A Place to Connect People to Services - Welcome Center/Community Center, Youth Center, Daycare, Workforce Development, Arts, Culture, Innovation, and Technology (ACIT)

COMMUNITY SPACE

PARKING

OPEN SPACE

DEVELOPMENT GUIDELINES & OBJECTIVES

DEVELOPMENT GUIDELINES & OBJECTIVES

Use

- Mixed Use Development, that provides residential, commercial, and community space. The community is seeking a first-floor activation use that responds to the community such as community space for but not limited to a Welcome Center, arts, small business space, workforce development, youth center, and/or community center.

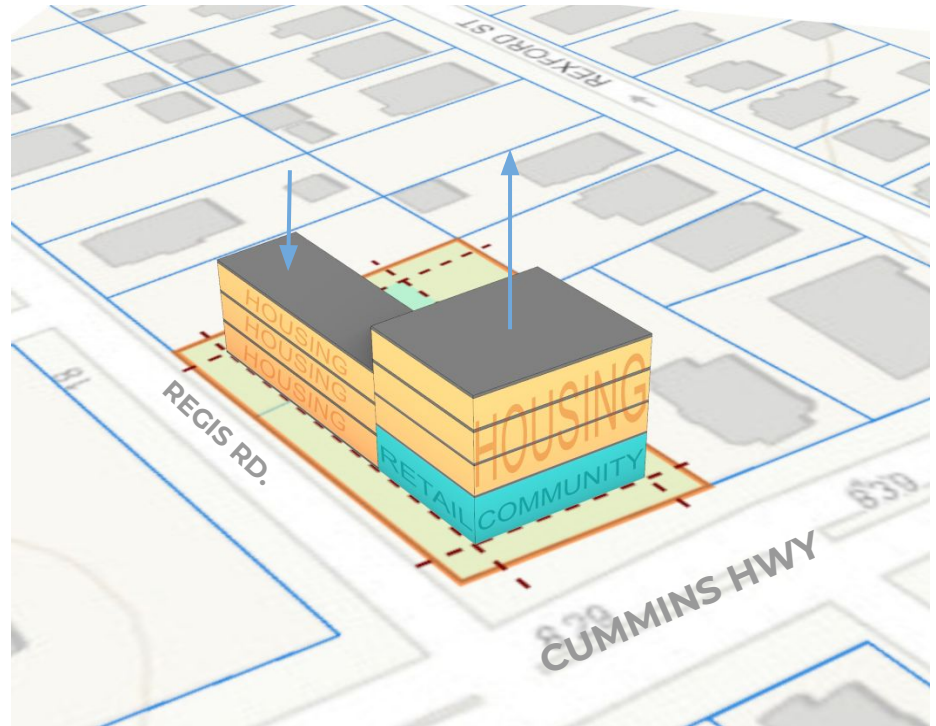
Affordability

- Proposals under this RFP should provide housing for the “missing middle” (80% - 120% AMI). The community is open to either rental or affordable homeownership for moderate-income households. But, Affordable Homeownership is preferred.
- Rental housing proposals that intend to create 10 units or more are required to set-aside a minimum of 10% of the units for homeless households.

DEVELOPMENT GUIDELINES & OBJECTIVES

Design

- Proposals should relate to the existing neighborhood. Generally increasing in height towards Cummins Hwy and decreasing down Regis St.
- The ground level should have public programming available not only to residents but the nearby community as well.
- Parking should be compact and hidden and/or incorporated beneath the proposed building.
- Green space and public space buffers should be incorporated to allow for distance between the busy street and pedestrian activity.



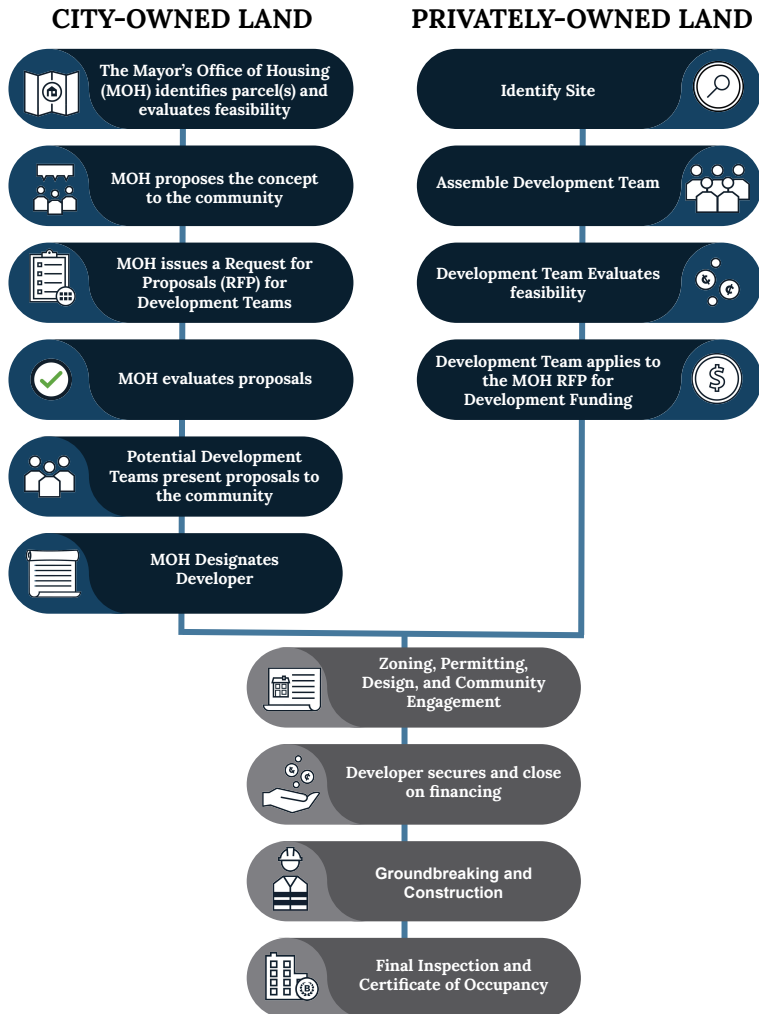
DEVELOPMENT GUIDELINES & OBJECTIVES

Design

- The massing and height of the building must respond to the height of surrounding buildings. The proposal should include diagrams and drawings that illustrate the concepts of the design. An analysis should be included of the current zoning requirements and any design criteria that will require a variance.
- The design should thoughtfully integrate the community desired programming of mixed use with community space and housing. The ideal combination of uses will create a whole that is greater than the sum of its parts.
- The development must demonstrate energy efficiency. Proposals will need to meet MOH sustainability standards (ZEB, LEED Silver Certifiable) as well as the updated energy code requirements. The ideal proposal will use both responsive site design as well as technical sophistication to push beyond the base requirements.
- The development must also reasonably limit noise and traffic impacts in order to minimize any adverse effects on the quality of life of the immediate abutters.
- Units should be well designed, efficient, and sized appropriately for individual and family sized units. The number of units proposed should be consistent with the Design Guidelines and provide an appropriate balance reflecting the proposed use and existing conditions.

MOH DEVELOPMENT FUNDAMENTALS

HOW INCOME RESTRICTED HOUSING IS BUILT IN BOSTON



Key Roles Within A Development Team:

- Project Manager
- Architect
- Consultant(s)
- Lender/Financing Partner(s)
- General Contractor/Builder
- Attorney(s)
- Marketing/Property Management

MOH Procurement Process:

• **M.G.L. c. 30B (Chapter 30B)** establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a cost greater than \$35,000.

• **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited.

KEY ELEMENTS IN AN RFP

SCOPE OF PROJECT

- RFP Objectives
- Properties Offered
- Additional Resources

DEVELOPMENT GUIDELINES

- Preferred Uses
- Design Guidelines
- Existing Site Conditions

PROJECT REQUIREMENTS

- As-Is Appraised Value
- Offer Price Information
- Applicant Guidelines
- Budget Review and Cost

EVALUATION PROCESS

- Minimum Eligibility
- Evaluation Criteria
- RFP Review Committee

COMMUNITY PARTICIPATION AND AWARD OF CONTRACT

- Developer Designation
- Development Schedule

SUBMISSION INSTRUCTIONS

RFP FORMS

SUBMITTING A PROPOSAL

Successful applicants will need to ensure their proposal complies with [MOH's Housing Development and Underwriting Policies](#). Proposals must include all of the following sections as part of the minimum eligibility criteria; see Section 14 of the RFP: Checklist, Policies, and Appendices.

- ➔ Original Application Submitted
- ➔ Proposal Summary and Narrative
- ➔ Development Timetable
- ➔ Development Budget and Sources
- ➔ Pre-Development Sources and Uses Budget for the proposed project
- ➔ Evidence of Financing - Letter of Interest or Commitment Letter from an established Financial Institution
- ➔ Evidence of Acquisition of Privately-owned Land, if applicable
- ➔ Design Submittal including 1 Full Plan Set (schematic design)
- ➔ Green Narrative that addresses, at a minimum, Integrated Design Process, Green and LEED Silver "Certifiable" strategy and sources of green funding, including LEED checklist demonstrating LEED Silver "Certifiable" strategy
- ➔ Audited Financial Statement (most recent) or alternative documentation
- ➔ Qualifications, Experience, and Resumes of Development Team
- ➔ Complete and sign all forms included in the RFP.
- ➔ Equity & Inclusion Plan
- ➔ MOH Required Forms

RFP FORMS

Additionally, the following forms must be completed and submitted with your application:

<u>MOH Proposal Form</u>	<u>Project Summary Form</u>	<u>Proposer's Qualification Form</u>
<u>Employment Statement Form</u>	<u>Property Affidavit Form</u>	<u>Affidavit of Eligibility Form</u>
<u>Conflict of Interest Form</u>	<u>c.803 Disclosure Form</u>	<u>M.G.L. c.7C Disclosure Form (DCAMM)</u>
<u>Disclosure/Beneficial Interest Statement Form</u>	<u>Beneficiary Affidavit Form</u>	
<u>Beneficiaries of Assistance Form</u>	<u>Notice to Beneficiaries</u>	

Note: The above is not a comprehensive list of all federal, state, and City laws and regulations that govern affordable housing projects within the City of Boston. For further questions and guidance on the City of Boston or MOH's development and construction requirements, please contact Christine O'Keefe at (617) 635-0351 or christine.okeefe@boston.gov



SUBMISSION INSTRUCTIONS

- | How | To | Submit | Your | RFP | Response |
|-----|----|--------|------|-----|--|
| | | | | | <ul style="list-style-type: none">• NOTE: RFP submission requires a G-Suite or Gmail account. If you do not have access to a G-Suite or Gmail account, visit https://accounts.google.com/signup to create your own account in advance of the proposal due date.• In a web browser (preferably Google Chrome), click the link below, or input https://bit.ly/Boston-MoH-RFP in the URL bar.• Select the RFP to which you are responding from the options listed and fill in all required fields.• Upload all required RFP documents in the document upload page and submit the form. |

What To Expect After Submitting An RFP Response

When you submit an RFP response, a copy of your submission materials will be emailed to the account associated with the form submitter. Applicants will be able to review and edit their responses up to the RFP submission deadline. Applicants are encouraged to edit an existing submission rather than creating a new submission.

Responses must be submitted by the following deadline: **May 20, 2024, no later than 4:00 PM (EST). Late proposal submissions will not be accepted.** Please have your proposal submission ready and uploaded as soon as possible to avoid issues at the time of submission.



EVALUATION CRITERIA

- **Minimum Eligibility** - Proposal received by deadline, contains all necessary forms and documents, and is compliant with development objectives.
- **Development Plan** - Applicant's development plan relative to the development guidelines & objectives set out in the RFP.
- **Design Concept** - Applicant's development plan relative to the design considerations.
- **Applicant Experience and Capacity** - Applicant's experience and capacity to undertake the proposed project.
- **Applicant's Financial Capacity** - The relative strength of the Applicant's financing plan relative to other proposals.
- **Development Cost Feasibility** - Evaluation of the relative strength and completeness of the applicant's development budget relative to other proposals.
- **Diversity and Inclusion** - Applicant's comprehensive planned approach to achieve minority participation.
- **Housing Affordability** - Applicant's housing affordability plan relative to other proposals.

NEXT STEPS

WHAT COMES NEXT –

1 Identify Site

2 Evaluate Development Feasibility

3 Public RFP
Planning Meetings

4 Issue RFP Including
Community Feedback

5 Advertise/Developer List

6 RFP Pre-Applicant
Conference

7 Review RFP Responses
for eligibility

8 Applicant Presentations

9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

MOH CONTACTS

MOH Contacts

Tiera Satchebell, Development Officer, (617) 635-4201 or tiera.satchebell@boston.gov

Antonio Leite, Senior Housing Development Officer, antonio.leite@boston.gov

New project ideas & questions on MOH development and construction requirements

Christine O'Keefe, Associate Director, (617) 635-0351 or christine.okeefe@boston.gov

Questions about City-owned Parcels

James Smith, Senior Environmental Compliance Manager, (617) 635-0398 or

james.smith@boston.gov

MOH Developer Mailing List

Visit boston.gov/builders-signup or

contact Carol Owens, Director, (617) 635-0621, carol.owens@boston.gov

OTHER RESOURCES

MOH RFP Portal

boston.gov/departments/housing/requests-proposals

HUD Income Limits

boston.gov/departments/housing/housing-and-urban-development-income-limits

Active Developments & MOH-Owned Land

boston.gov/buildinghousing

Homebuyers & Homeowners

Boston Home Center (BHC)- boston.gov/departments/housing/boston-home-center

Renters & Landlords

Office of Housing Stability (OHS)- boston.gov/departments/housing/office-housing-stability

Affordable Housing Search

Metrolist- boston.gov/metrolist

Housing Navigator MA - <https://housingnavigatorma.org/>